

The Basics of Unlawful Detainers

Quiz # 1: Terminology Match

Landlord	Default Judgment	Trial
Eviction	Lease	Request to Set
Answer	Court Judgment	Filing Fee
Tenant	Clerk Judgment	Three-Day Notice
Writ of Possession	Unlawful Detainer	Days Permitted to Answer

1. **Default Judgment** A judgment entered against a defendant who has failed to plead or otherwise defend against the plaintiff's claim or failed to appear at trial.
2. **Tenant** One who pays rent for the temporary use and occupation of another's land under a lease of similar arrangement.
3. **Eviction** The act or process of legally dispossessing a person of land or rental property.
4. **Clerk's Judgment** A final determination of the right to possession of the rental property.
5. **Filing Fee** The monetary fee paid for filing the document with the court.
6. **Landlord** One who owns or holds real property and leases it to others.
7. **3-Day Notice** Legal notification required by law or agreement, or imparted by operation of law as a result of some fact to vacate the premises.
8. **Court Judgment** A court's final determination of the rights and obligations of the parties in a case regarding monetary damages and possession of property.
9. **Answer** To respond to a pleading or a discovery request.
10. **Unlawful Detainer** The unjustifiable retention of the possession of real property by one whose original entry was lawful, such as a tenant holding over after the termination of the lease despite the landlord's demand for possession.
11. **Trial** A formal judicial examination and determination of evidence and legal issues.
12. **Days Permitted to Answer** 5 days.
13. **Writ of Possession** A writ issued to recover the possession of land.
14. **Lease** A temporary conveyance of the right to use and occupy real property, usually in exchange for rent.
15. **Request to Set** A filing requesting the court to set the matter for trial.